BUREAU OF

Statistics

Yukon Rent Survey
March 2006

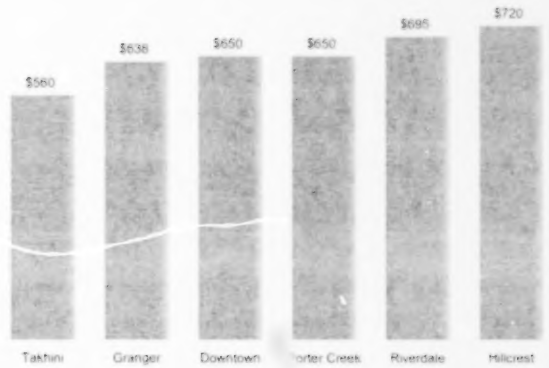
- The total number of apartments surveyed in Whitehorse in March 2006 ——— **889**
- The vacancy rate for all units surveyed in Whitehorse in March 2006 ——— **2.9%**
- The median rent for all units surveyed in Whitehorse in March 2006 ——— **$675**

Median Rent
'Median rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

Monthly Median Rent for All Units
March 2005 to March 2006

		Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
		$							
2006	March	675	650	638	720	650	695	560	595
2005	Dec.	675	650	663	700	665	695	560	600
	Sept.	675	650	675	700	665	675	530	595
	June	675	650	675	695	665	675	530	575
	March	660	650	675	695	625	675	530	575

Median Rents in Whitehorse,
March 2006



The median rent in Whitehorse increased $15, or 2.3%, from March 2005 ($660) to March 2006 ($675). Median rents in the various Whitehorse subdivisions changed as follows:

- the median rents Downtown were unchanged;
- in Granger the median rent decreased $37, or 5.5%.
- in Hillcrest the median rent increased $25, or 3.6%.
- in Porter Creek the median rent increased $25, or 4.0%.
- in Riverdale the median rent increased $20, or 3.0%.
- in Takhini the median rent increased $30, or 5.7%.

The median rent in Watson Lake increased by $20, or 3.5%, from March 2005 to March 2006.

Vacancy Rate
'Vacancy Rate' refers to the percentage of all apartments surveyed which are currently vacant and available to rent.

Monthly Vacancy Rates for All Units
March 2005 to March 2006

		Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
						%			
2006	March	2.9	2.3	5.0	3.4	0.0	2.8	7.8	25.7
2005	Dec.	3.8	3.4	0.0	6.8	4.3	3.1	7.8	29.0
	Sept.	3.8	4.0	10.0	4.6	8.7	2.0	9.8	40.0
	June	3.5	4.5	0.0	1.3	0.0	2.8	7.8	42.9
	March	4.2	3.4	0.0	6.4	4.3	3.7	12.0	54.3

The vacancy rate in Whitehorse was 11.5% in March 1998. The vacancy rate then steadily increased to a high of 19.7% in September and December 1999 before gradually declining to 4.5% in June 2003. The vacancy rate then flucuated between 4.0% and 7.5% for the remainder of 2003 and 2004. The rate was 4.2% in March 2005 and then dipped slightly to 3.5% in June and 3.8% in September and December of 2005. The March 2006 rate, 2.9%, represents 26 vacant apartments out of 889 apartments surveyed and is the lowest vacancy rate we have seen in Whitehorse since March of 1993.

Whitehorse Vacancy Rate
March 1998 to March 2006

In Whitehorse subdivisions, the median rent for all sizes of apartments ranged from a high of $720 in Hillcrest to a low of $560 in Takhini. As would be expected, the median rents in Whitehorse for 3+ bedroom units were highest at $750, followed by 2-bedroom apartments at $695, 1-bedroom apartments at $660 and bachelor units at $560.

Median Rent by Apartment Size and Location, March 2006

	Whitehorse							
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
					($)			
All	675	650	638	720	650	695	560	595
BACHELOR	560	568	..	520	518	650	560	480
1-BEDROOM	660	675	575	600	513	700	660	513
2-BEDROOM	695	750	675	734	788	675	..	650
3+ BEDROOM	750	848	..	..	880	750	..	600

The vacancy rate in Whitehorse subdivisions ranged from a low of 0.0% in Porter Creek to a high of 7.8% in Takhini. Overall in Whitehorse, the highest vacancy rate was found in 1-bedroom apartments (4.4%), followed by bachelor apartments (3.7%), 2-bedroom apartments (2.2%) and 3+ bedroom apartments (0.0%).

Vacancy Rate by Apartment Size and Location, March 2006

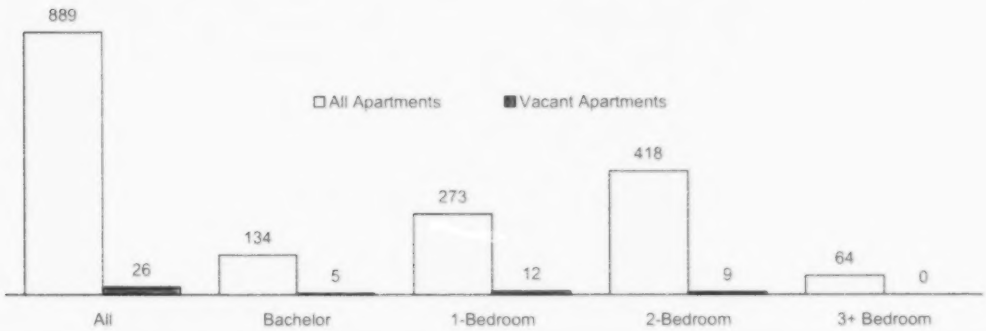
	Whitehorse							
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
					(%)			
All	2.9	2.3	5.0	3.4	0.0	2.8	7.8	25.7
BACHELOR	3.7	0.0	..	14.3	0.0	0.0	9.3	0.0
1-BEDROOM	4.4	4.6	25.0	6.7	0.0	2.1	0.0	16.7
2-BEDROOM	2.2	0.0	0.0	0.0	0.0	3.5	..	36.8
3+ BEDROOM	0.0	0.0	..	..	0.0	0.0	..	0.0

Total Number and Vacant Apartments by Type and Location, March 2006

The total number of apartments in the Whitehorse portion of the survey was 889. Of these, 26, or 2.9%, were vacant as of March 2006. The table below provides a brief breakdown of the occupied apartments and vacant apartments surveyed.

			Whitehorse						
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
All	number	889	354	20	87	23	354	51	35
	vacant	26	8	1	3	0	10	4	9
BACHELOR	number	134	78	..	7	2	4	43	3
	vacant	5	0	..	1	0	0	4	0
1-BEDROOM	number	273	174	4	30	10	47	8	12
	vacant	12	8	1	2	0	1	0	2
2-BEDROOM	number	418	94	16	50	4	254	..	19
	vacant	9	0	0	0	0	9	..	7
3+ BEDROOM	number	64	8	..	..	7	49	..	1
	vacant	0	0	..	..	0	0	..	0

Distribution of Whitehorse Rental Units and Vacancies, March 2006



The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out every third month (March/June/September/December) in Whitehorse and Watson Lake. This survey began in the Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey covers all **buildings with four or more units**. Buildings with less than four units (such as houses, suites and duplexes) are excluded from the survey.

.. = not applicable

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Yukon
Executive Council Office
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Information sheet no. 53.48 – 2006.04
Next release: July 2006